



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.lacounty.gov>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

January 9, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
UNINCORPORATED LOS ANGELES COUNTY, LA SIERRA CANYON AREA
OF THE SANTA MONICA MOUNTAINS, C.P. 77419
(THIRD DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the acquisition of the above referenced property is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve the enclosed Notice of Intention to purchase 31.3 acres of unimproved real property located in the unincorporated La Sierra Canyon area of the Santa Monica Mountains for a purchase price of \$660,000.
3. Approve the attached appropriation adjustment to increase funding in C.P. No. 77419 in the Capital Projects/Refurbishment Budget by the amount of \$100,000 to provide sufficient funding for the purchase price of the subject property and for escrow, title insurance, and related costs.
4. Instruct the Executive Officer of the Board of Supervisors to carry out the necessary legal advertising pursuant to Government Code Sections 25350 and 6063.

IT IS FURTHER RECOMMENDED THAT, AT THE TIME OF CONSUMMATION, YOUR BOARD:

1. Order the purchase consummated in accordance with Section 25350 of the Government Code.
2. Authorize the Chief Administrative Office (CAO) to execute the escrow instructions and any other required documentation necessary to complete the transfer of title to the County of Los Angeles (County) and to accept the deed conveying title.
3. Authorize the Department of Parks and Recreation and the Auditor-Controller to deposit funds into an escrow account with First American Title Company in the amount of the purchase price plus an amount not to exceed \$40,000 for escrow, title insurance, and related costs.
4. Approve and instruct the Chairman of the Board to sign the attached Amendment No. 1 to Agreement No. 74878 with the Mountains Restoration Trust (MRT) to include this property under this property management agreement.
5. Request the Assessor to remove the subject real property from the tax roll effective upon the transfer of title.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to accomplish a transfer of title to 31.3 acres of unimproved real property (Assessor parcels 2058-010-007 and 012), located in the unincorporated La Sierra Canyon area of the Santa Monica Mountains, from MRT to the County. The proposed acquisition will protect open space as well as preserve native plant and wildlife habitat. Funding for this acquisition is provided from a combination of two State Habitat Conservation Fund (HCF) grants in the total amount of \$600,000 and \$100,000 of Third District capital project funding allocated for real property acquisitions in the Santa Monica Mountains.

MRT has agreed to partner with the County to negotiate and pre-acquire the subject property for \$660,000 from the private owner, the Polk Brothers Foundation, Inc. MRT, in turn, will convey title to the County, in compliance with State HCF grant regulations, which require that title may only be held by governmental entities.

Since the County does not have the personnel or funding necessary to manage this property, an existing 55-year property management agreement with MRT, Agreement No. 74878, approved by your Board on May 25, 2004, providing property management and maintenance for 28.11 acres of nearby County-owned open space, will be amended to include this property.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed recommendations further the Board-approved County Strategic Plan Goal 1 (Service Excellence) and Goal 6 (Community Service) by enabling the preservation of open space and sensitive plant and wildlife habitat, and by expanding potential passive recreational opportunities in Los Angeles County. Your Board's approval of these recommendations will also further Goal 4 (Fiscal Responsibility) through public/private partnership involving the State and its HCF grant program, MRT, and the County to accomplish the acquisition of this property and to provide for long-term property management at no County cost.

FISCAL IMPACT/FINANCING

The \$660,000 in monetary consideration to be paid to MRT is from a combination of State HCF grants (\$600,000) and Third District capital project funding allocated for real property acquisitions in the Santa Monica Mountains (\$60,000). A total of \$600,000 is included in the 2006-07 Fiscal Year Capital Projects/Refurbishment Budget under C.P. No. 77419 for this acquisition. The attached appropriation adjustment will transfer \$100,000 from the Santa Monica Mountains Acquisition Capital Improvement (C.P. No. 77492) to the La Sierra Acquisition Project (C.P. 77419) in the amount of \$100,000 to cover the full purchase price and for escrow, title insurance and related costs not to exceed \$40,000. The acquisition will not result in any one-time or ongoing operating and maintenance costs. As provided in the attached Management Agreement, MRT will assume all property management responsibility at its sole cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The subject property, as shown on the attached map, contains 31.3 acres and is located west of Mulholland Highway and south of Seminole Drive, two miles east of the City of Westlake Village. The property is currently zoned RR1, Rural Residential, within the Santa Monica Mountains North Area Plan and is designated a Significant Ecological Area.

The estimated fair market value of the property is \$1.475 million as established by outside appraisal. The difference between the appraised fair market value and the \$660,000 in monetary consideration paid to MRT will be donated value. The State HCF program requires a fifty percent match from non-State sources. As such, the required match for the \$600,000 in HCF grant funding for this acquisition will be more than satisfied from the above referenced donated value (\$875,000). As a part of MRT's conveyance of the property to the County, MRT will reserve a conservation easement to ensure that the property is preserved in its natural state.

The Department of Parks and Recreation has reviewed and concurs with the recommended actions. The CAO, pursuant to Government Code Section 65402, has provided notification to the Regional Planning Department of the County's intent to purchase the subject property. The Department of Public Works has reviewed and approved the preliminary title report issued by First American Title Company, who will insure title, and it has reviewed a Phase I environmental site assessment of the property and concurs with the consultant's conclusions that no further investigations of surface and subsurface conditions are warranted. County Counsel has reviewed and approved as to form the attached Notice of Intention and the Amendment to Agreement No. 74878.

ENVIRONMENTAL DOCUMENTATION

This acquisition is categorically exempt from CEQA pursuant to Sections 15316 (a) and 15325 (a) of the State CEQA Guidelines and Classes 16 and 25 of the County's Environmental Document Reporting Procedures and Guidelines.

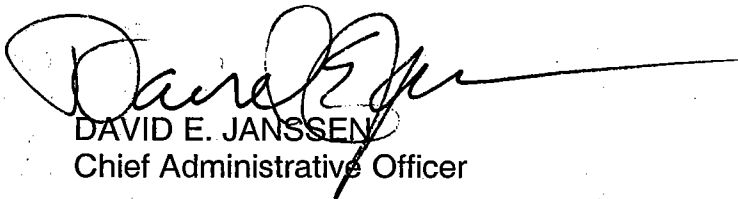
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will serve to increase potential passive recreational opportunities for the public and will have no impact on any other current County services or projects.

CONCLUSION

It is requested that the Executive Officer of the Board of Supervisors return duplicate conformed copies of the adopted Board letter, two certified copies of the Minute Order, and two original signature copies of the attached Agreement to the Chief Administrative Office for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:WLD
DS:eb

Attachments (2)

c: County Counsel
Department of Parks and Recreation
Assessor
Auditor-Controller

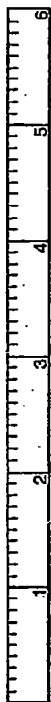
LaSierra Canyon.b

1-800-345-7334

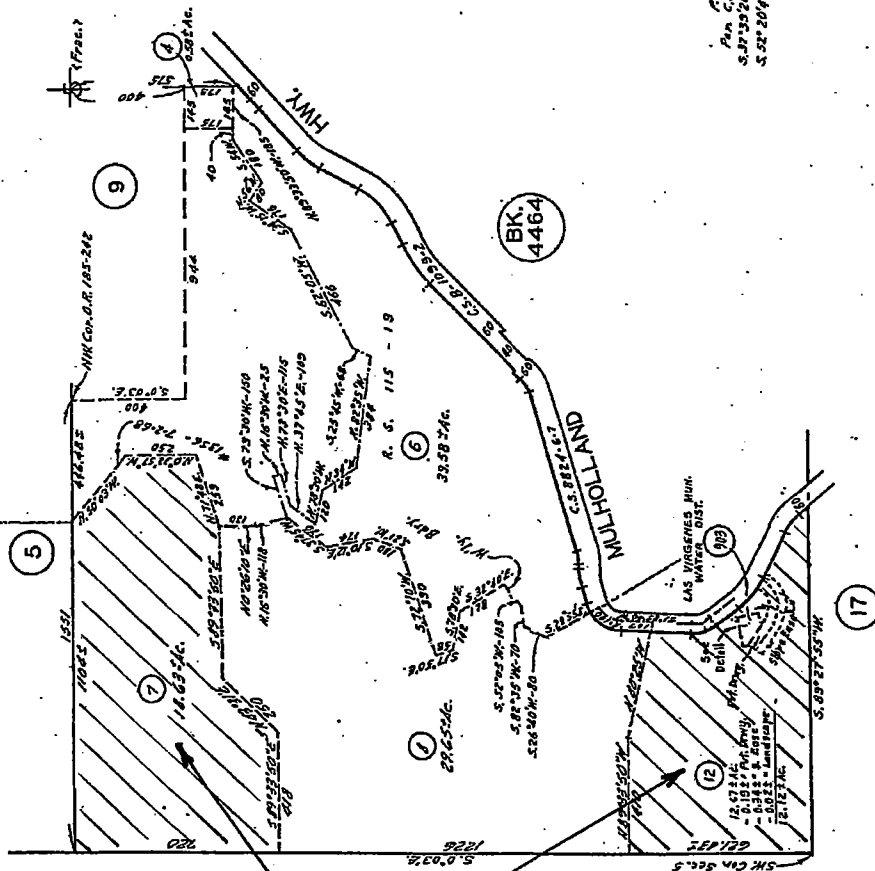
2058 10 1996

SCALE 1" = 400'

SCALE IN 1/10 OF AN INCH



700203306
700028
95051207001003-02
95051207001003-02
95051207001003-02



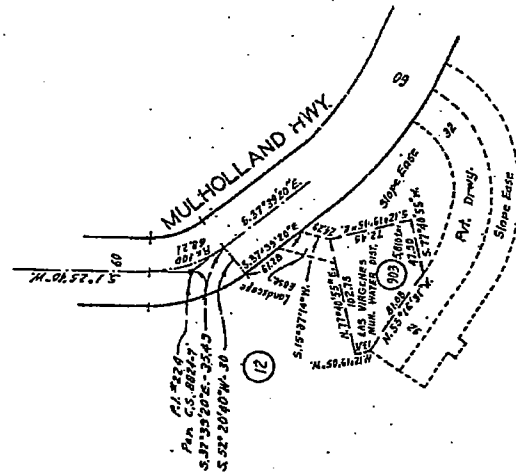
REAL PROPERTY
TO BE ACQUIRED

CODE
4986
9025

FOR PREV. ASSMT SEE:
2058-10

T.1S., R.18 W.

DETAIL
SCALE 1"=100'



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

MAY 29 1995

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to purchase 31.3 acres of unimproved land in the unincorporated La Sierra Canyon area of the Santa Monica Mountains in the County of Los Angeles, State of California as legally described on the attached Exhibits "A" and "B" for the sum of SIX HUNDRED SIXTY THOUSAND DOLLARS (\$660,000) from the fee simple owner, the Mountains Restoration Trust, a California nonprofit public benefit corporation, who will purchase the property described in Exhibit "B" from the current owner of record, the Polk Brothers Foundation, Inc., an Illinois not-for-profit corporation, excepting and reserving therefrom a Conservation Easement.

NOTICE IS HEREBY GIVEN that the purchase of real property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the _____ day of _____, 2007, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

The foregoing Resolution was adopted on the _____ day of _____, 2006, by the Board of Supervisors of the County of Los Angeles, State of California.

SACHI A. HAMAI, Executive Officer
Clerk of the Board of Supervisors

By _____

APPROVED AS TO FORM
RAYMOND G. FORTNER, JR.
COUNTY COUNSEL

By Kathleen Anthony Jellie
Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the , County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the district land Office on April 4, 1990 described as follows:

Beginning at a point on the East line of said Southwest Quarter, distant thereon South 0 degrees 32'57", East 575.00 feet from the Northeast corner of said Southwest Quarter; thence North 89 degrees 33'50" West 185.00 feet; thence South 54 degrees 00'00" West 180.00 feet; thence North 56 degrees 00'00" West 80.00 feet; thence South 34 degrees 15'00" West 176.00 feet; thence South 62 degrees 05'00" minutes West 466.00 feet; thence South 25 degrees 45'00" West 68.00 feet; thence North 82 degrees 35'00" West 384.00 feet; thence North 34 degrees 00'00" West 142.00 feet; thence North 78 degrees 30'00" West 120.00; thence North 37 degrees 45'00" East 109.00 feet; thence North 73 degrees 30'00" East 115.00 feet; thence North 16 degrees 30'00" West 25.00 feet; thence South 73 degrees 30'00" West 150.00 feet; thence North 16 degrees 30'00" West 118.0 feet; thence North 0 degrees 26'10" West 130.00 feet to the true point of beginning of this description; thence North 71 degrees 48'00" East 259.00 feet; thence North 0 degrees 32'57" West 250.00 feet; thence North 50 degrees 03'00" West to a point on the North line of said Southwest Quarter, thence along said North line, North 89 degrees 33'50" West 1104.00 feet; more or less, to the Northwest corner of said Southwest Quarter of Section 5; thence Southerly along the West line of said Southwest Quarter 720.00 feet; thence South 89 degrees 33'50" seconds East 418.00 feet; thence North 43 degrees 31'00" East 250.00 feet; thence South 89 degrees 33'50" East to the true point of beginning.

Parcel 2:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the district land office on April 4, 1990 described as follows:

Beginning at a point on the East line of said Southwest Quarter, distant thereon South 0 degrees 32'57" East 575.00 feet from the Northeast corner of said Southwest Quarter; thence North 89 degrees 33'50" West 185.00 feet; thence South 54 degrees 00'00" West 180.00 feet; thence North 56 degrees 00'00" West 80.00 feet; thence South 34 degrees 15'00" West 176.00 feet; thence South 62 degrees 05'00" West 466.00 feet; thence South 25 degrees 45'00" West 68.00 feet; thence North 82 degrees 35'00" West 384.0 feet; thence North 34 degrees 00'00" West 142.00 feet; thence North 78 degrees 30'00" West 120.00 feet; thence North 37 degrees 45'00" East 109.00 feet; thence North 73 degrees 30'00" East 115.00 feet; thence North 16 degrees 30'00" West 25.00 feet; thence South 73 degrees 30'00" West 150.00 feet; thence North 16 degrees 30'00" West 118.00 feet; thence North 0 degrees 26'10" West 130.00 feet to the true point of beginning of this description; thence South 0 degrees 26'10" West 130.00 feet; thence South 16 degrees 30'00" East 118.00 feet; thence South 37 degrees 45'00" West 170.00 feet; thence South 10 degrees 12'00" East 174.00 feet; thence South 21 degrees 00'00" West 100.00 feet; thence South 72 degrees 10'00" West 390.00 feet; thence South 17 degrees 50'00" East 58.00 feet; thence South 78 degrees 30'00" East 142.00 feet; thence South 32 degrees 40'00" East 178.00 feet; thence South 52 degrees 05'00" West 105.00 feet; thence South 82 degrees 35'00" West 70.00 feet; thence South 26 degrees 40'00" West 80.00 feet; thence South 28

degrees 55'00" East to a point on the center line of Cornell Road as conveyed to the County of Los Angeles by the deed recorded in Book 4504, Page 29 Official Records, in the Office of the County recorder of said County; thence along said center line being that certain curve shown on County Surveyors Map No. 8824, Sheet 7 of 15 as having a radius of 100 feet and a central angle of 72 degrees 36'30" Southwesterly to the Southwesterly terminus of said curve; thence continuing Southerly along said center line and tangent to said curve a distance of 107.00 feet; thence leaving said center line North 80 degrees 25'00" West to a point which bears South 89 degrees 33'50" East 410.00 feet from a point on the West line of said Southwest Quarter which is 1946.00 feet Southerly thereon from the then Northwest corner of said Southwest Quarter; thence North 89 degrees 33'50" West 410.00 feet to said point on the West line of said Southwest Quarter; thence Northerly along said West line 1226.00 feet to a point distant 720.00 feet Southerly from the Northwest corner of said Southwest Quarter; thence South 89 degrees 33'50" East 418.00 feet; thence North 43 degrees 31'00" East 250.00 feet; thence South 89 degrees 33'50" East to the true point of beginning.

Except therefrom all petroleum, oil rights, as reserved by Seminole Hot Springs, Inc., a corporation, et al., in Deed recorder October 01, 1948 in Book 28402, Page 117 Official Records.

Parcel 3:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District land Office on April 4, 1900 described as follows:

Beginning at the Northwest corner of said Southwest Quarter; thence Southerly along the West line of said Southwest Quarter 1946.00 feet to the true point of beginning of this description; thence continuing along said West line, Southerly 621.43 feet, more or less, to the Southwest corner of said Section; thence along the South line of said Section, North 89 degrees 30'30" East to the intersection with the center line of said Cornell Road as conveyed to the County of Los Angeles by the Deed recorded in Book 4504 Page 29 Official Records, in the office of the County recorder; thence Northwesterly and Northerly along said center line to a point which is 107.00 feet Southerly from the Southwest terminus of that certain curve shown on County Surveyors Map No. 8824, Sheet 7 to 15, as having a radius of 100 feet and a central angle of 72 degrees 36'30" thence North 80 degrees 25'00" West to a point which bears South 89 degrees 33'50" East 410.00 feet from the true point of beginning; thence North 89 degrees 33'50" West 410.00 feet to the true point of beginning.

Except therefrom that portion of said land described as follows:

Beginning at Road P.I. No. 219 D of Mulholland Highway, as per County Surveyors Map No. 8824, Sheet 6 to 15 of said County; thence South 45 degrees 37'00" West 572.54 feet to revised P.I. No. 1 as per said County Surveyor's Map and sheet; thence South 73 degrees 00'45" West 671.93 feet; thence South 89 degrees 32'30" West 75.08 feet; thence South 74 degrees 02'10" seconds West 159.54 feet; thence South 01 degrees 25'40" West 355.72 feet; thence South 37 degrees 39'20" East 35.49 feet; thence South 52 degrees 20'40" 30.00 feet to a point on the Westerly right of way of said Mulholland Highway, being the true point of beginning; thence South 37 degrees 39'20" East 14.04 feet along said Mulholland Highway right of way; thence South 11 degrees 05'37" East 47.25 feet; thence South 43 degrees 53'33" West 74.00 feet; thence North 46 degrees 06'27" West 70.00 feet; thence North 43 degrees 53'33" East 107.29 feet to a point on the Westerly right of way line of said Mulholland Highway; thence Southeasterly along said right of way line to the true point of beginning.

Except therefrom all petroleum, oil rights, as reserved by Seminole Hot Springs, Inc., a corporation, et al in Deed recorded October 1, 1948, in Book 28402, Page 117, Official Records.

As conveyed to the Las Virgenes Municipal Water District by deed recorded November 13, 1968 as Instrument No. 3097.

Also except that portion of said land described in a Deed recorded September 14, 1990, as Instrument No. 90-1581630, Official Records.

APN: 2058-010-007

EXHIBIT "B"

LEGAL DESCRIPTION

Real property in the Malibu, County of Los Angeles, State of California, described as follows:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District land Office on April 4, 1900 described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence Southerly along the West line of said Southwest Quarter 1946.00 feet to the true point of beginning of this description; thence continuing along said West line, Southerly 621.43 feet, more or less, to the Southwest corner of said Section; thence along the South line of said Section, North 89 degrees 30'30" East to the intersection with the center line of said Cornell Road as conveyed to the County of Los Angeles by the Deed recorded in Book 4504 Page 29 Official Records, in the office of the County recorder; thence Northwesterly and Northerly along said center line to a point which is 107.00 feet Southerly from the Southwest terminus of that certain curve shown on County Surveyors Map No. 8824, Sheet 7 to 15, as having a radius of 100 feet and a central angle of 72 degrees 36'30" thence North 80 degrees 25'00" West to a point which bears South 89 degrees 33'50" East 410.00 feet from the true point of beginning; thence North 89 degrees 33'50" West 410.00 feet to the true point of beginning.

Except therefrom that portion of said land described as follows:

Beginning at Road P.I. No. 219 D of Mulholland Highway, as per County Surveyors Map No. 8824, Sheet 6 to 15 of said County; thence South 45 degrees 37'00" West 572.54 feet to revised P.I. No. 1 as per said County Surveyor's Map and sheet; thence South 73 degrees 00'45" West 671.93 feet; thence South 89 degrees 32'30" West 75.08 feet; thence South 74 degrees 02'10" seconds West 159.54 feet; thence South 01 degrees 25'40" West 355.72 feet; thence South 37 degrees 39'20" East 35.49 feet; thence South 52 degrees 20'40" 30.00 feet to a point on the Westerly right of way of said Mulholland Highway, being the true point of beginning; thence South 37 degrees 39'20" East 14.04 feet along said Mulholland Highway right of way; thence South 11 degrees 05'37" East 47.25 feet; thence South 43 degrees 53'33" West 74.00 feet; thence North 46 degrees 06'27" West 70.00 feet; thence North 43 degrees 53'33" East 107.29 feet to a point on the Westerly right of way line of said Mulholland Highway; thence Southeasterly along said right of way line to the true point of beginning.

Except therefrom all petroleum, oil rights, as reserved by Seminole Hot Springs, Inc., a corporation, et al in Deed recorded October 1, 1948, in Book 28402, Page 117, Official Records.

As conveyed to the Las Virgenes Municipal Water District by deed recorded November 13, 1968 as Instrument No. 3097.

Also except that portion of said land described in a Deed recorded September 14, 1990, as Instrument No. 90-1581630, Official Records.

APN: 2058-010-012

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT DEPT'S No. 600-07-005

DEPARTMENT OF PARKS AND RECREATION December 18, 2006

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

3-VOTE

Fiscal Year 2006-2007

FINANCING SOURCES

Santa Monica Mountains
Land Acquisition
Fixed Assets-Land
A01-CP-6006-65043-7749.2
\$100,000 Decrease Appropriation

FINANCING USE

La Sierra Canyon
Polk Acquisition
Fixed Assets-Land
A01-CP-6006-65043-77419
\$100,000 Increase Appropriation

JUSTIFICATION:

Needed to provide sufficient funding to purchase property.


TERESA LAM

Accounting Officer III

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR—

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

Dec 21 2006
19

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

AUDITOR-CONTROLLER BY *Melinda J. ...*

No. 093

Dec 19 2006
19

BY

DEPUTY COUNTY CLERK

SEND 5 COPIES TO THE AUDITOR-CONTROLLER

Recording Requested by
and When Recorded Mail to:

County of Los Angeles
Executive Officer, Board of Supervisors
500 West Temple Street, Room 383
Los Angeles CA 90012

This Document is Exempt from Recording Fees
Government Code Sections 6103 and 27383

**AMENDMENT NO. 1 TO AGREEMENT NO. 74878
MANAGEMENT AGREEMENT AND COVENANT
RUNNING WITH THE LAND**

This Amendment to Management Agreement and Covenant is made and entered into this _____ day of _____, 2007, by and between the County of Los Angeles ("County") and Mountains Restoration Trust, a California public benefit nonprofit corporation ("MRT").

PREMISES:

- A. County is or is about to become the owner of certain real property in the County of Los Angeles, State of California, more fully described on Exhibits A-1 and B-1 the "Added Property"), having acquired the Added Property by means of a grant from the Habitat Conservation Fund (Proposition 117). The Added Property consists of 31.3 acres, more or less, of undeveloped land in its natural state, and the County is charged with the duty of managing the Added Property and maintaining it in that natural state.
- B. County does not have the personnel or funds necessary to provide management for the Added Property.
- C. MRT has the ability, and is willing, to provide management for the Added Property, and County desires assurances that the Added Property will be managed and operated in a manner which will not result in injury to its resource value as a natural open space.
- D. On May 25, 2004 County and MRT entered into a certain Management Agreement and Covenant Running With The Land with respect certain properties adjacent to the Added Property (the "Original Agreement") setting forth assurances of the type desired by the County. Said Original Agreement was recorded as Document No. 2004-1890680, Official Records of Los Angeles County, California and is identified as County of Los Angeles Agreement No. 74878.
- E. The parties desire to amend the Original Agreement to extend the rights, duties and obligations of the parties contained therein to the Added Property.

NOW THEREFORE, it is agreed as follows:

1. **ADDITION OF ADDED PROPERTY.** The Original Agreement, as amended, is hereby modified to include in the description of the real property for which MRT is named as sole and exclusive manager, defined as the "Property" in the Original Agreement, the Added Property, as described in Exhibit A-1 and B-1 attached hereto.

2. **INCORPORATION OF OTHER PROVISIONS.** All the rights, duties, obligations, liabilities, terms, conditions and provisions set forth in the Original Agreement, as amended, shall henceforth be equally applicable to the Added Property.

3. **NO OTHER CHANGES.** Except as expressly set forth herein, the Original Agreement, as amended, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment by their authorized officials as of the day and year first above written.

COUNTY OF LOS ANGELES

MOUNTAINS RESTORATION TRUST
a California public benefit,
nonprofit corporation

By _____
Chairman of the Board
of Supervisors

By Stephen A. Harris
Stephen A. Harris
President

ATTEST:
SACHI A. HAMAI
Executive Officer-Clerk of
the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen Anthony Felice
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

on December 6, 2006, before
me, Debra Anne Ohare, personally appeared

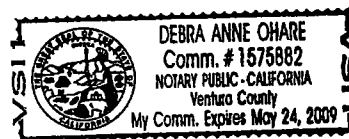
Stephen A. Harris

personally known to me ~~(or proved to me on the basis of~~
~~satisfactory evidence)~~ to be the person ~~(s)~~ whose name ~~(s)~~
is are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity ~~(ies)~~, and that by his/her/their
signature ~~(s)~~ on the instrument, the person ~~(s)~~, or the entity
upon behalf of which the person ~~(s)~~ acted, executed the
instrument.

WITNESS my hand and official seal.

[Seal]

Signature Debra Anne Ohare



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, 200_, before
me, _____, personally appeared

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument, the person(s), or the entity
upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

[Seal]

Signature _____

EXHIBIT A-1

LEGAL DESCRIPTION

Real property in the , County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the district land Office on April 4, 1990 described as follows:

Beginning at a point on the East line of said Southwest Quarter, distant thereon South 0 degrees 32'57", East 575.00 feet from the Northeast corner of said Southwest Quarter; thence North 89 degrees 33'50" West 185.00 feet; thence South 54 degrees 00'00" West 180.00 feet; thence North 56 degrees 00'00" West 80.00 feet; thence South 34 degrees 15'00" West 176.00 feet; thence South 62 degrees 05'00" minutes West 466.00 feet; thence South 25 degrees 45'00" West 68.00 feet; thence North 82 degrees 35'00" West 384.00 feet; thence North 34 degrees 00'00" West 142.00 feet; thence North 78 degrees 30'00" West 120.00; thence North 37 degrees 45'00" East 109.00 feet; thence North 73 degrees 30'00" East 115.00 feet; thence North 16 degrees 30'00" West 25.00 feet; thence South 73 degrees 30'00" West 150.00 feet; thence North 16 degrees 30'00" West 118.0 feet; thence North 0 degrees 26'10" West 130.00 feet to the true point of beginning of this description; thence North 71 degrees 48'00" East 259.00 feet; thence North 0 degrees 32'57" West 250.00 feet; thence North 50 degrees 03'00" West to a point on the North line of said Southwest Quarter, thence along said North line, North 89 degrees 33'50" West 1104.00 feet; more or less, to the Northwest corner of said Southwest Quarter of Section 5; thence Southerly along the West line of said Southwest Quarter 720.00 feet; thence South 89 degrees 33'50" seconds East 418.00 feet; thence North 43 degrees 31'00" East 250.00 feet; thence South 89 degrees 33'50" East to the true point of beginning.

Parcel 2:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the district land office on April 4, 1900 described as follows:

Beginning at a point on the East line of said Southwest Quarter, distant thereon South 0 degrees 32'57" East 575.00 feet from the Northeast corner of said Southwest Quarter; thence North 89 degrees 33'50" West 185.00 feet; thence South 54 degrees 00'00" West 180.00 feet; thence North 56 degrees 00'00" West 80.00 feet; thence South 34 degrees 15'00" West 176.00 feet; thence South 62 degrees 05'00" West 466.00 feet; thence South 25 degrees 45'00" West 68.00 feet; thence North 82 degrees 35'00" West 384.0 feet; thence North 34 degrees 00'00" West 142.00 feet; thence North 78 degrees 30'00" West 120.00 feet; thence North 37 degrees 45'00" East 109.00 feet; thence North 73 degrees 30'00" East 115.00 feet; thence North 16 degrees 30'00" West 25.00 feet; thence South 73 degrees 30'00" West 150.00 feet; thence North 16 degrees 30'00" West 118.00 feet; thence North 0 degrees 26'10" West 130.00 feet to the true point of beginning of this description; thence South 0 degrees 26'10" West 130.00 feet; thence South 16 degrees 30'00" East 118.00 feet; thence South 37 degrees 45'00" West 170.00 feet; thence South 10 degrees 12'00" East 174.00 feet; thence South 21 degrees 00'00" West 100.00 feet; thence South 72 degrees 10'00" West 390.00 feet; thence South 17 degrees 50'00" East 58.00 feet; thence South 78 degrees 30'00" East 142.00 feet; thence South 32 degrees 40'00" East 178.00 feet; thence South 52 degrees 05'00" West 105.00 feet; thence South 82 degrees 35'00" West 70.00 feet; thence South 26 degrees 40'00" West 80.00 feet; thence South 28

degrees 55'00" East to a point on the center line of Cornell Road as conveyed to the County of Los Angeles by the deed recorded in Book 4504, Page 29 Official Records, in the Office of the County recorder of said County; thence along said center line being that certain curve shown on County Surveyors Map No. 8824, Sheet 7 of 15 as having a radius of 100 feet and a central angle of 72 degrees 36'30" Southwesterly to the Southwesterly terminus of said curve; thence continuing Southerly along said center line and tangent to said curve a distance of 107.00 feet; thence leaving said center line North 80 degrees 25'00" West to a point which bears South 89 degrees 33'50" East 410.00 feet from a point on the West line of said Southwest Quarter which is 1946.00 feet Southerly thereon from the then Northwest corner of said Southwest Quarter; thence North 89 degrees 33'50" West 410.00 feet to said point on the West line of said Southwest Quarter; thence Northerly along said West line 1226.00 feet to a point distant 720.00 feet Southerly from the Northwest corner of said Southwest Quarter; thence South 89 degrees 33'50" East 418.00 feet; thence North 43 degrees 31'00" East 250.00 feet; thence South 89 degrees 33'50" East to the true point of beginning.

Except therefrom all petroleum, oil rights, as reserved by Seminole Hot Springs, Inc., a corporation, et al., in Deed recorder October 01, 1948 in Book 28402, Page 117 Official Records.

Parcel 3:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District land Office on April 4, 1900 described as follows:

Beginning at the Northwest corner of said Southwest Quarter; thence Southerly along the West line of said Southwest Quarter 1946.00 feet to the true point of beginning of this description; thence continuing along said West line, Southerly 621.43 feet, more or less, to the Southwest corner of said Section; thence along the South line of said Section, North 89 degrees 30'30" East to the intersection with the center line of said Cornell Road as conveyed to the County of Los Angeles by the Deed recorded in Book 4504 Page 29 Official Records, in the office of the County recorder; thence Northwesterly and Northerly along said center line to a point which is 107.00 feet Southerly from the Southwest terminus of that certain curve shown on County Surveyors Map No. 8824, Sheet 7 to 15, as having a radius of 100 feet and a central angle of 72 degrees 36'30" thence North 80 degrees 25'00" West to a point which bears South 89 degrees 33'50" East 410.00 feet from the true point of beginning; thence North 89 degrees 33'50" West 410.00 feet to the true point of beginning.

Except therefrom that portion of said land described as follows:

Beginning at Road P.I. No. 219 D of Mulholland Highway, as per County Surveyors Map No. 8824, Sheet 6 to 15 of said County; thence South 45 degrees 37'00" West 572.54 feet to revised P.I. No. 1 as per said County Surveyor's Map and sheet; thence South 73 degrees 00'45" West 671.93 feet; thence South 89 degrees 32'30" West 75.08 feet; thence South 74 degrees 02'10" seconds West 159.54 feet; thence South 01 degrees 25'40" West 355.72 feet; thence South 37 degrees 39'20" East 35.49 feet; thence South 52 degrees 20'40" 30.00 feet to a point on the Westerly right of way of said Mulholland Highway, being the true point of beginning; thence South 37 degrees 39'20" East 14.04 feet along said Mulholland Highway right of way; thence South 11 degrees 05'37" East 47.25 feet; thence South 43 degrees 53'33" West 74.00 feet; thence North 46 degrees 06'27" West 70.00 feet; thence North 43 degrees 53'33" East 107.29 feet to a point on the Westerly right of way line of said Mulholland Highway; thence Southeasterly along said right of way line to the true point of beginning.

Except therefrom all petroleum, oil rights, as reserved by Seminole Hot Springs, Inc., a corporation, et al in Deed recorded October 1, 1948, in Book 28402, Page 117, Official Records.

As conveyed to the Las Virgenes Municipal Water District by deed recorded November 13, 1968 as Instrument No. 3097.

Also except that portion of said land described in a Deed recorded September 14, 1990, as Instrument No. 90-1581630, Official Records.

APN: 2058-010-007

EXHIBIT B-1

LEGAL DESCRIPTION

Real property in the Malibu, County of Los Angeles, State of California, described as follows:

That portion of the Southwest Quarter of Section 5, Township 1 South, Range 18 West, San Bernardino Meridian, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District land Office on April 4, 1900 described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence Southerly along the West line of said Southwest Quarter 1946.00 feet to the true point of beginning of this description; thence continuing along said West line, Southerly 621.43 feet, more or less, to the Southwest corner of said Section; thence along the South line of said Section, North 89 degrees 30'30" East to the intersection with the center line of said Cornell Road as conveyed to the County of Los Angeles by the Deed recorded in Book 4504 Page 29 Official Records, in the office of the County recorder; thence Northwesterly and Northerly along said center line to a point which is 107.00 feet Southerly from the Southwest terminus of that certain curve shown on County Surveyors Map No. 8824, Sheet 7 to 15, as having a radius of 100 feet and a central angle of 72 degrees 36'30" thence North 80 degrees 25'00" West to a point which bears South 89 degrees 33'50" East 410.00 feet from the true point of beginning; thence North 89 degrees 33'50" West 410.00 feet to the true point of beginning.

Except therefrom that portion of said land described as follows:

Beginning at Road P.I. No. 219 D of Mulholland Highway, as per County Surveyors Map No. 8824, Sheet 6 to 15 of said County; thence South 45 degrees 37'00" West 572.54 feet to revised P.I. No. 1 as per said County Surveyor's Map and sheet; thence South 73 degrees 00'45" West 671.93 feet; thence South 89 degrees 32'30" West 75.08 feet; thence South 74 degrees 02'10" seconds West 159.54 feet; thence South 01 degrees 25'40" West 355.72 feet; thence South 37 degrees 39'20" East 35.49 feet; thence South 52 degrees 20'40" 30.00 feet to a point on the Westerly right of way of said Mulholland Highway, being the true point of beginning; thence South 37 degrees 39'20" East 14.04 feet along said Mulholland Highway right of way; thence South 11 degrees 05'37" East 47.25 feet; thence South 43 degrees 53'33" West 74.00 feet; thence North 46 degrees 06'27" West 70.00 feet; thence North 43 degrees 53'33" East 107.29 feet to a point on the Westerly right of way line of said Mulholland Highway; thence Southeasterly along said right of way line to the true point of beginning.

Except therefrom all petroleum, oil rights, as reserved by Seminole Hot Springs, Inc., a corporation, et al in Deed recorded October 1, 1948, in Book 28402, Page 117, Official Records.

As conveyed to the Las Virgenes Municipal Water District by deed recorded November 13, 1968 as Instrument No. 3097.

Also except that portion of said land described in a Deed recorded September 14, 1990, as Instrument No. 90-1581630, Official Records.

APN: 2058-010-012